010.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,198,800 / 1,198,800
					USE VALUE:	1,198,800 / 1,198,800
					ASSESSED:	1,198,800 / 1,198,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOGAN MICHAEL J/ ELISABETH
Owner 2:	TRS/LOGAN REAL ESTATE TRUST
Owner 3:	
Street 1:	19 AVON PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOGAN MICHAEL J/ETAL -
Owner 2:	LOGAN ELYSABETH -
Street 1:	19 AVON PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,802 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1872, having primarily Clapboard Exterior and 3035 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8802.000	640,700	10,900	547,200	1,198,800
Total Card	0.202	640,700	10,900	547,200	1,198,800
Total Parcel	0.202	640,700	10,900	547,200	1,198,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.99 | /Parcel: 394.9

Legal Description

User Acct 8191

GIS Ref

GIS Ref

Insp Date 11/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 010.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	640,600	10900	8,802.	547,200	1,198,700	1,198,700	Year End Roll	12/18/2019
2019	104	FV	502,900	11000	8,802.	581,500	1,095,400	1,095,400	Year End Roll	1/3/2019
2018	104	FV	501,900	9000	8,802.	424,100	935,000	935,000	Year End Roll	12/20/2017
2017	104	FV	470,600	9000	8,802.	369,400	849,000	849,000	Year End Roll	1/3/2017
2016	104	FV	470,600	9000	8,802.	314,700	794,300	794,300	Year End	1/4/2016
2015	104	FV	385,800	9000	8,802.	307,800	702,600	702,600	Year End Roll	12/11/2014
2014	104	FV	385,800	9000	8,802.	253,100	647,900	647,900	Year End Roll	12/16/2013
2013	104	FV	401,200	9000	8,802.	240,800	651,000	651,000		12/13/2012

!929!

PRINT

Date	Time
12/10/20	16:37:50

LAST REV

Date	Time
01/31/18	11:45:48

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOGAN MICHAEL J	51300-550		6/12/2008	Family	1	No	No		
KUHN LEONARD A	25627-121		9/1/1995		380,000	No	No		Y

USER DEFINED

Prior Id # 1:	8191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2017	1105	Renovate	2,428	C				
12/7/2011	1593	Redo Bat	14,600	C				ADD LAUNDRY ROOM &
4/12/2011	269	Redo Bat	4,900					REMOVE TUB / INSTA
11/21/2008	1442	Redo Kit	60,000	C				1/2 bath and mudro
5/3/2005	317	Re-Roof	17,500	C				
12/22/1999	42	Alterati	35,000	C				REMODEL BARN
5/28/1997	265	Manual	6,000	C				DEMO WALL-REBUILD

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
6/7/2012	Info Fm Prmt	BR	B Rossignol
5/4/2009	Measured	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8802		Sq. Ft.	Site		0	80.	0.78	1									547,245						547,200	

Total AC/HA: 0.20207 | Total SF/SM: 8802 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 547,245 | Spl Credit | Total: 547,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1872	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.99596369
Const Adj.:	1.00979996
Adj $ / SQ:	160.916
Other Features:	124964
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671544
Depreciation:	30891
Depreciated Total:	640653

COMMENTS

OF=SHOWER IN LAUNDRY ROOM.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6		Baths: 1					HB		

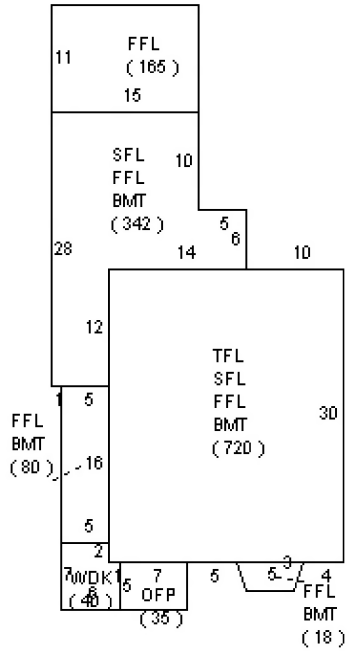
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	160.92
Special Features:	0	Val/Su Net:	150.05
Final Total:	640700	Val/Su SzAd	211.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,325	160.920	213,214
BMT	Basement	1,160	48.270	55,999
SFL	Second Floor	1,062	160.920	170,893
TFL	Third Floor	648	160.920	104,273
WDK	Deck	40	16.160	646
OFP	Open Porch	35	44.430	1,555

Net Sketched Area: 4,270 | Total: 546,580

Size Ad 3035 | Gross Are 4342 | FinArea 3035

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	22X34	G	AG	1910	18.97	T	36.7	104			9,000			9,000
19	Patio	D	Y	1	14X15	A	AV	2000	4.04	T	15.2	104			700			700
19	Patio	D	Y	1	22X22	A	AV	2000	3.02	T	15.2	104			1,200			1,200

More: N | Total Yard Items: 10,900 | Total Special Featues: | Total: 10,900